

**DC RANCH
PARCEL 6.7
PROJECT NARRATIVE
CASE # 477-PA-2003**

REQUEST

This application requests Development Review Board approval for a preliminary plat consisting of thirty three (33) lots within Parcel 6.7 at DC Ranch. The architecture styles for these homes have met with past success and are unique to DC Ranch. All homes proposed will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants and restrictions.

ACCESS

Access will be from Saguaro Canyon Trail, north of Windgate Pass Drive. Parcel 6.7 is zoned R1-10 and R1-43 PCD. The site has been planned to protect the native vegetation and washes and to maximize viewsheds. Street alignments and elevations are designed to maximize integration with natural topography. Significant trees, saguaros, and boulder outcroppings were observed and designed around. Streets will be designed and constructed in accordance with the development standards for DC Ranch.

ROADWAY ALIGNMENT

Roadways within this parcel have been designed both vertically and horizontally to minimize visual and environmental impact to the site. The goal is to integrate the roadbed with the natural topography of this canyon site. At the refinement of these plans, traditional retaining walls, rubble rock retaining grades, stable exposed rock faces, hammerheads, and other creative hillside road design methods will be incorporated to minimize the area of cut and fill disturbance to the site. The lay out of the roadways as shown, avoids significant rock outcroppings and stands of significant or difficult to relocate native Sonoran vegetation. Final civil design and construction will be in accordance with the amended development standards set forth in the Second Amendment to the Development Agreement, as amended, and the approved Master Plans for Planning Units III, V, & VI at DC Ranch

WASHES

In the initial planning of this parcel, heavily vegetated land along the major wash corridor was set aside for preservation. The planning efforts sought to minimize any development impacts to these areas. The preservation of this major corridor, in keeping with the design character of DC Ranch, will be a major natural open space amenity to this parcel. When crossing of this major corridor or the minor wash corridors within the parcel is required, the design and construction of the drainage structures will be such as to minimize the aesthetic and hydraulic impacts. In addition, the drainage structures will be designed to allow the flow of water to travel under the roadway while providing some on-site retention.

LOT LAYOUTS

The lots within Parcel 6.7 have been designed to mitigate the impacts to the natural canyon site, while providing spectacular home sites for future owners. The lots will be designed with development envelopes that will encourage homeowners to protect natural features and significant existing vegetation. The envelopes will be sited to minimize the future impacts of the building pad and driveway access for each home.

BUILDING HEIGHT

The maximum building height within Parcel 6.7 is thirty feet (30') above existing natural grade similar to that in the Scottsdale's Environmentally Sensitive Land Ordinance (ESL), as outlined in Schedule G of the Second Amendment to the Development Agreement, as amended. The grading of site pads will be reviewed by the DC Ranch Covenant Commission with the intent of minimizing the visual impact of any cuts or fills that may be required.

DESIGN GUIDELINES

Parcel 6.7 is governed by the Silverleaf, Upper Canyon Design Guidelines. These guidelines introduce new homeowners to the design philosophy that has been the hallmark of DC Ranch. The guidelines include the concepts of good site design, architectural detailing, appropriate styles of architecture for this portion of the DC Ranch community, color and material selection,

appropriate planting and lighting for the Sonoran desert setting, and the DC Ranch review process. The goal of this collection of information is to achieve great design and insure a lasting value in the community through guidance of individual design expression.

NAOS

Per the Second Amendment to the Development Agreement, as amended, and the subsequent Natural Area Open Space (NAOS) delineation documentation, approximately 28 acres of NAOS are to be provided within Parcel 6.7 as Conservation Area (CA). The Conservation Open Space (COS) that surrounds this parcel has already been determined, except for a small sliver of land at the east end of the canyon. This remaining sliver of land will be delineated at the recordation of the final plat for this parcel. In addition to the NAOS acreage already agreed to for this parcel, the Army Corps of Engineers' jurisdictional 404 washes, and associated vegetated areas (a.k.a. mitigation buffer) will also be placed within NAOS easements to insure they remain in a native state. The NAOS provided in this parcel will help to ensure that DC Ranch exceeds its NAOS requirements as outlined in the Land Use Budget of the Second Amendment to the Development Agreement, as amended.

A PORTION OF SECTIONS 21 & 22, T.4N., R.5E., OF THE
G.&S.R.M., MARICOPA COUNTY, ARIZONA

CRISTINA ZONING	91-50
CROSS ACRES	1051 N. 4E
NET AREA	5643 AC
WELD	33 LOTS
DEPT	33 UNIT/AC
MIN. LOT SIZE	4640 SQ FT
AVG. LOT SIZE	15640 SQ FT
NEW	CITY OF BOULDER
WATER	CITY OF BOULDER
POLE	ALUM. METAL
ELECTRIC	ALUM. METAL
TELEPHONE	ALUM. METAL
CABLE	ALUM. METAL
GAS	ALUM. METAL

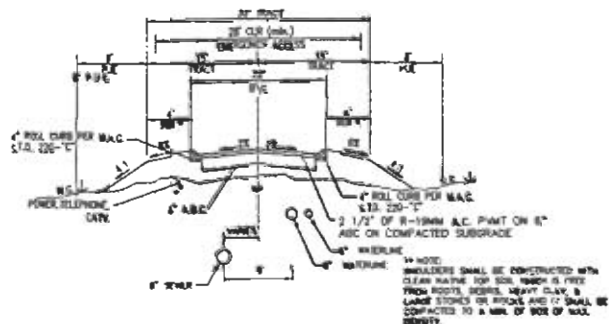
DATE PREPARED: 08/19/02

- 1.) ALL P.U.E. WILL BE MAINTAINED ON BOTH SIDES OF
FULL STREETS UNLESS DETERMINED IT IS NOT NEEDED.
- 2.) ALL STREETS ARE PROVIDED.
- 3.) ALL STREETS AND TRAILS WILL BE MAINTAINED BY BOARD OF
COMMISSIONERS OF THE TOWN IN ACCORDANCE
WITH APPLICABLE RECORDING RESTRICTIONS, AND DEVELOPMENT
AGREEMENT AND REGULATIONS.



CONSERVATION
OPEN
SPACE

PROJECT SITE



LOOKING EAST OR NORTH
 BRIDGE & TAIL

Sheet: 1	COVER SHEET
Sheet: 2	COMBINED CONTEXT AERIAL AND CONTEXT SITE PLAN FOR 1 MILE
Sheet: 3	OVERALL SITE PLAN INDEX
Sheet: 4	SITE PLAN
Sheet: 4a	TOPOGRAPHY MAP
Sheet: 5	PROPOSED BUILDING ENVELOPE/CONTEXT PLAN
Sheet: 6	CUT & FILL MAP
Sheet: 7	SECTION RETAIL
Sheet: 8	CHISEL SECTIONS
Sheet: 9	TOPOGRAPHY/AERIAL OVERLAY WITH SITE PLAN/PROPOSED
Sheet: 10	TESTA CROSSING
Sheet: 11	CONCEPTUAL LANDSCAPE & Walls PLAN
Sheet: 12	CONCEPTUAL LANDSCAPE & Walls PLAN
Sheet: 13	WATER SAMPLING STATION
Sheet: 14	SHADE ANALYSIS SUPERIMPOSED ON TOPOGRAPHY W/SHADE
Sheet: 15	M.A.O.S.



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SCOTTSDALE, AZ 85260
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4144 NORTH 44TH STREET
SUITE D
PHOENIX, AZ 85018-4284
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Abstract

CITY OF SCOTTSDALE BRASS CAP FLUSH
AT THE INTERSECTION OF EASTBOUND
THOMPSON PEAK PARKWAY AND DESERT
CAMP DRIVE (EASTERN INTERSECTION).
ELEVATION = 1883.56, GC RAPID DATUM
ELEVATION = 1882.812 CITY OF
SCOTTSDALE NAVD 83 DATUM
(BASED ON EQUATION BELOW)

GENERAL LAND OFFICE BRASS CAP AT THE
NORTHEAST CORNER OF SECTION 18, T44, R5E,
CITY OF SCOTTSDALE GPS POINT NUMBER 7192.
ELEVATION = 1874.08 OC RANCH DATUM
ELEVATION = 1759.362 CITY OF SCOTTSDALE
NAVD 88 DATUM
EQUATION = $(-)$ 0.728 FROM OC RANCH DATUM
TO CITY OF SCOTTSDALE NAVD 88 DATUM AT GPS
POINT NUMBER 7192.

I HEREBY CERTIFY THAT ALL ELEVATIONS
REPRESENTED ON THIS PLAN ARE BASED ON THE
ELEVATION DATUM EQUATION TO THE CITY OF
SCOTTSDALE BENCHMARK AS PROVIDED ABOVE.

	WATER VALVE
	FIRE HYDRANT
	WATER MAINS VALVE
	SEWER
	PROPOSED WATER
	PROPOSED SEWER
	EXISTING WATER
	EXISTING SEWER

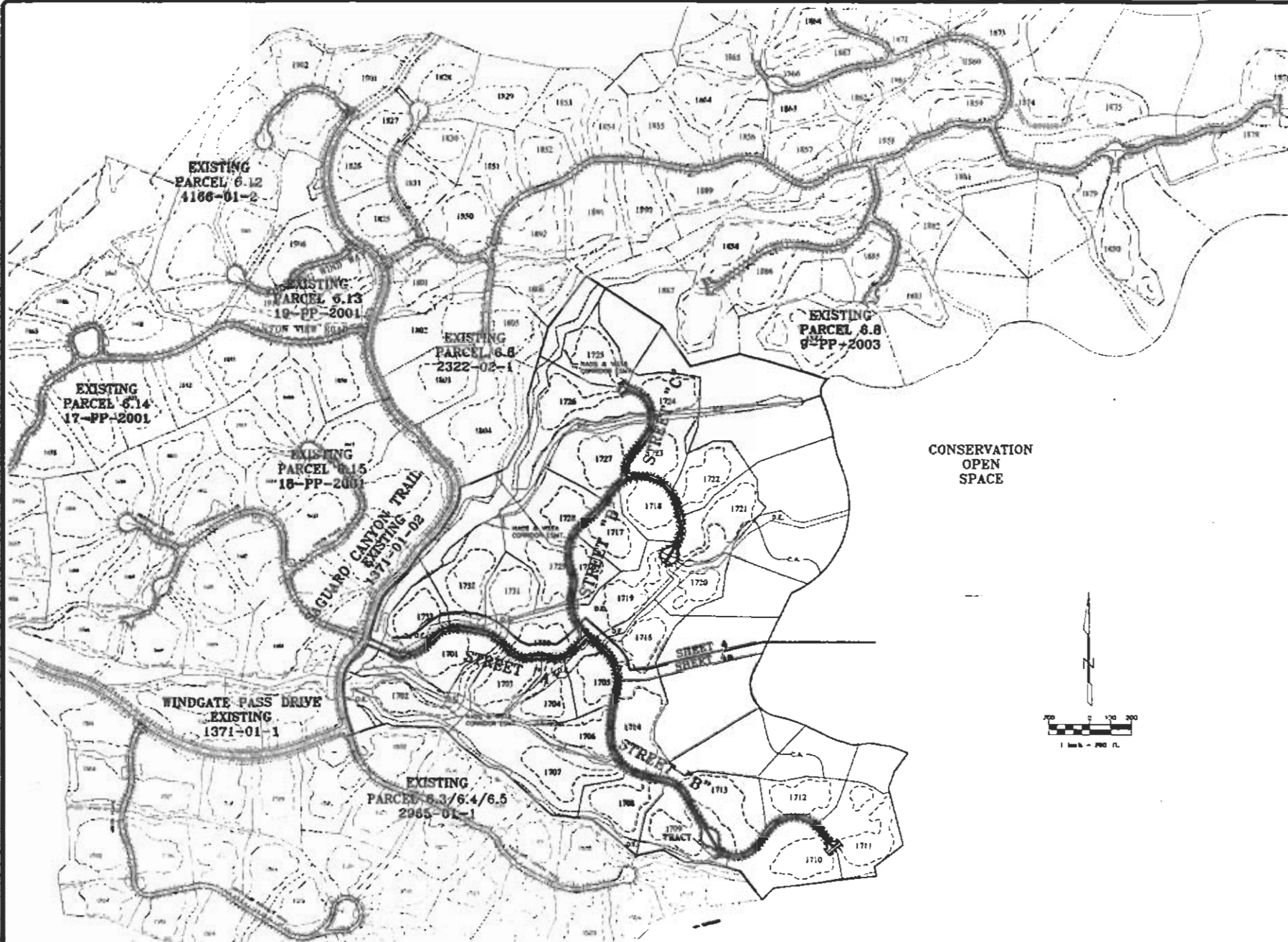
WOOD/PATEL
Civil Engineer
Hydrologist
Utah Surveyor
California License #10044777

DC RANCH
SCOTTSDALE

PARCEL 07
PRELIMINARY PLAT - COVER SHEET



54-2N-89 #7 477-PA-2003



DMB

WOOD/PATEL
Civil Engineering
Birmingham
Lead, Supervising
Construction, Michigan
(248) 363-4444

**DC RANCH
SCOTTSDALE**
PARCEL 87

PARCEL 67
PRELIMINARY PLAT - OVERALL SITE PLAN INDEX



54-2N-89 07 477-PA-2603